059.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,500 / 806,500
					USE VALUE:	806,500 / 806,500
					ASSESSED:	806,500 / 806,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		OAKLEDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBINSON TIMOTHY &
Owner 2:	BOUDJENAH-ROBINSON DOROTHEE
Owner 3:	
Street 1:	18 OAKLEDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SLONKA PETER -
Owner 2:	-
Street 1:	18 OAKLEDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,653 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Clapboard Exterior and 1932 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6653.000	372,800		433,700	806,500
Total Card	0.153	372,800		433,700	806,500
Total Parcel	0.153	372,800		433,700	806,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.55 | /Parcel: 417.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 39425

GIS Ref

GIS Ref

Insp Date 12/10/08

!5212!

PREVIOUS ASSESSMENT

Parcel ID 059.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	372,800	0	6,653.	433,700	806,500	806,500	Year End Roll	12/18/2019
2019	101	FV	275,400	0	6,653.	427,500	702,900	702,900	Year End Roll	1/3/2019
2018	101	FV	275,400	0	6,653.	328,400	603,800	603,800	Year End Roll	12/20/2017
2017	101	FV	275,400	0	6,653.	309,800	585,200	585,200	Year End Roll	1/3/2017
2016	101	FV	221,400	0	6,653.	285,000	506,400	506,400	Year End	1/4/2016
2015	101	FV	215,900	0	6,653.	266,400	482,300	482,300	Year End Roll	12/11/2014
2014	101	FV	215,900	0	6,653.	245,400	461,300	461,300	Year End Roll	12/16/2013
2013	101	FV	215,900	0	6,653.	245,400	461,300	461,300		12/13/2012

PRINT

Date	Time
12/10/20	20:07:55

LAST REV

Date	Time
08/26/16	09:48:55

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5212

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLONKA PETER,	65635-54		6/29/2015		785,455	No	No		
DICKSON MARILYN	50624-395		1/23/2008	Family	345,000	No	No		
	10019-421		4/18/1962			No	No		N

USER DEFINED

Prior Id # 1:	39425
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2015	1210	Re-Roof	11,320		8/25/2015			Strip and reroof.
2/13/2008	124	Porch	12,800			G9	GR FY09	replace first fl p

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Sales Review	PT	Paul T
10/28/2015	Permit Insp	PC	PHIL C
12/10/2008	Meas/Inspect	189	PATRIOT
2/18/2000	Inspected	276	PATRIOT
1/7/2000	Mailer Sent		
1/7/2000	Measured	277	PATRIOT
7/26/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6653		Sq. Ft.	Site		0	70.	0.93	6									433,711						433,700	

Total AC/HA: 0.15273 | Total SF/SM: 6653 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 433,711 | Spl Credit | Total: 433,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19361329
Const Adj.:	1.00969899
Adj $ / SQ:	150.649
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417971
Depreciation:	45141
Depreciated Total:	372830

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

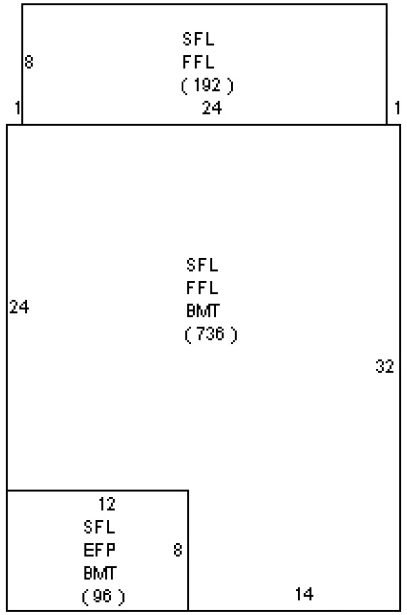
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.65
Special Features:	0	Val/Su Net:	130.35
Final Total:	372800	Val/Su SzAd	193.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,004	150.650	151,179
FFL	First Floor	928	150.650	139,802
BMT	Basement	832	45.190	37,602
EFP	Enclos Porch	96	56.120	5,388
	Net Sketched Area:	2,860	Total:	333,971
Size Ad	1931.5200	Gross Are	2880	FinArea 1932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	98				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

059.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	